

# SOUTHTOWN CONDOMINIUMS

SEC. 2, TWP. 32 N., RGE. 1 E., W. M.  
ISLAND COUNTY, WASHINGTON

## DECLARATION REFERENCE

THE DECLARATION OF CONDOMINIUM UNDER THE HORIZONTAL PROPERTY REGIMES ACT OF THE STATE OF WASHINGTON FOR SOUTHTOWN CONDOMINIUMS, TO WHICH THIS SURVEY AND SET OF PLANS REFER, WAS RECORDED WITH THE AUDITOR OF ISLAND COUNTY, WASHINGTON ON 1979 IN VOLUME 1979 RECORDS OF ISLAND COUNTY, WASHINGTON. PAGES 1979

## ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
COUNTY OF ISLAND ) SS  
ON THIS 5TH DAY OF JUNE 19 79, BEFORE ME, THE UNDER-SIGNED, APPEARS WILLIAM L. MASSEY AND KATHLEEN A. MASSEY

TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DECLARATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME FOR THE USES AND PURPOSES THEREIN SET FORTH. WITNESS WHEREOF I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Patricia A. Bodin  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT OAK HARBOR

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED, OWNERS IN FEE SIMPLE, HEREBY DECLARE THIS SURVEY MAP AND PLANS AND DEDICATE THE SAME FOR CONDOMINIUM PURPOSES. THE SURVEY MAP AND THESE PLANS OR ANY PORTION THEREOF SHALL BE RESTRICTED BY THE TERMS OF THE DECLARATION RECORDED UNDER ISLAND COUNTY AUDITOR'S FILE NUMBER 354109 AND RECORDED IN VOLUME 402 OF CONDOMINIUMS, PAGES 402 THIS 5TH DAY OF JUNE 1979. THIS DEDICATION IS NOT FOR ANY PUBLIC PURPOSES BUT SOLELY TO MEET THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIMES ACT FOR A SURVEY MAP AND PLANS AND TO SUBMIT THE PROPERTY TO THE ACT AS PROVIDED IN THE DECLARATION RECORDED IN CONJUNCTION HERewith.

BY: William L. Massey  
BY: Kathleen A. Massey  
BY: \_\_\_\_\_  
BY: \_\_\_\_\_

SHEET 1 OF 6 DECLARATION, DEDICATION, ACKNOWLEDGEMENT, SURVEYOR'S CERTIFICATE, AUDITOR'S CERTIFICATE, CITY SUPERVISOR'S APPROVAL

SHEET 2 OF 6 SURVEY PLAN, PARKING LOT LAYOUT, & BUILDING LOCATION

SHEET 3 OF 6 BASEMENT FLOOR PLAN & BENCH MARK LOCATIONS

SHEET 4 OF 6 FIRST FLOOR PLAN

SHEET 5 OF 6 SECOND FLOOR PLAN

SHEET 6 OF 6 SECTIONS THRU A-A, B-B & C-C

## LEGAL DESCRIPTION

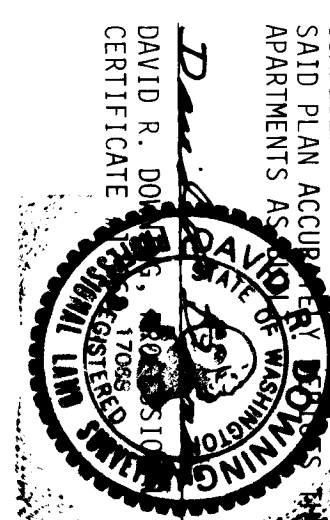
THAT PROTION OF THE C.W. SUMNER DONATION LAND CLAIM DESCRIBED AS FOLLOWS COMMENCING AT A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF THE PLAT OF ELY'S WESTSIDE ADDITION TO OAK HARBOR; THENCE NORTH 73°25' EAST PARALLEL ELY'S WESTSIDE ADDITION TO OAK HARBOR; THENCE NORTH 316.44 FEET TO WITH THE NORTHERLY MARGIN OF ELY'S ADDITION TO OAK HARBOR 316.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 73°25' EAST 230 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO WILLIAM L. MASSEY, ET UX, BY DEED DATED OCTOBER 17, 1966, UNDER AUDITOR'S FILE NO. 189153, RE-CORDS OF ISLAND COUNTY, WASHINGTON; THENCE SOUTH ALONG THE WEST LINE OF SAID MASSEY TRACT 165 FEET TO THE NORTH LINE OF SAID PLAT OF ELY'S ADDITION TO OAK HARBOR; THENCE SOUTH 73°25' WEST ALONG THE NORTH LINE OF SAID PLAT 230 FEET TO A POINT SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 165 FEET TO THE POINT OF BEGINNING; LESS THE EASTERLY 15.50 FEET THEREOF.

SITUATE IN ISLAND COUNTY, WASHINGTON.

## LAND SURVEYOR'S CERTIFICATE AND VERIFICATION

I HEREBY CERTIFY THAT THIS SURVEY MAP AND PLAN OF SOUTHTOWN, A CONDOMINIUM, IS BASED ON AN ACTUAL SURVEY OF THE ABOVE DESCRIBED PROPERTY, THAT THE COURSES AND DISTANCES SHOWN ARE CORRECT AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS AND APPLICABLE STATUTES AND THAT THE SAID PLAN ACCURATELY REPRESENTS THE LOCATION AND THE DIMENSIONS OF THE APARTMENTS AS SHOWN ON THE PLANS.

David R. Bodin  
LAND SURVEYOR  
CERTIFICATE



LAND SURVEYORS  
606 Dupont Street  
Bellingham, WA 98225  
678-8380

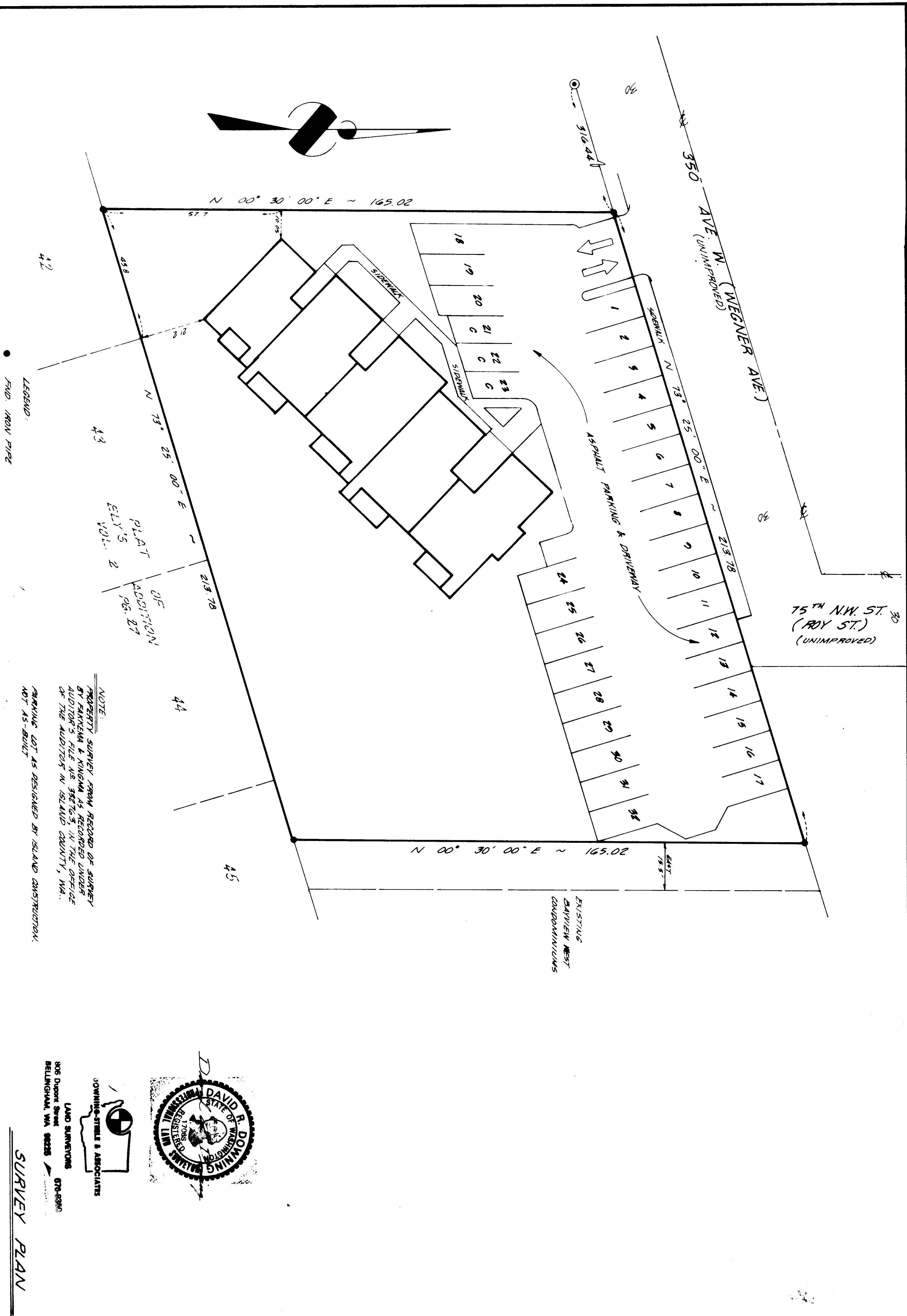
APPROVED ON THIS 7TH DAY OF JUNE 19 79.

Patricia A. Bodin  
CITY SUPERVISOR  
CITY OF OAK HARBOR

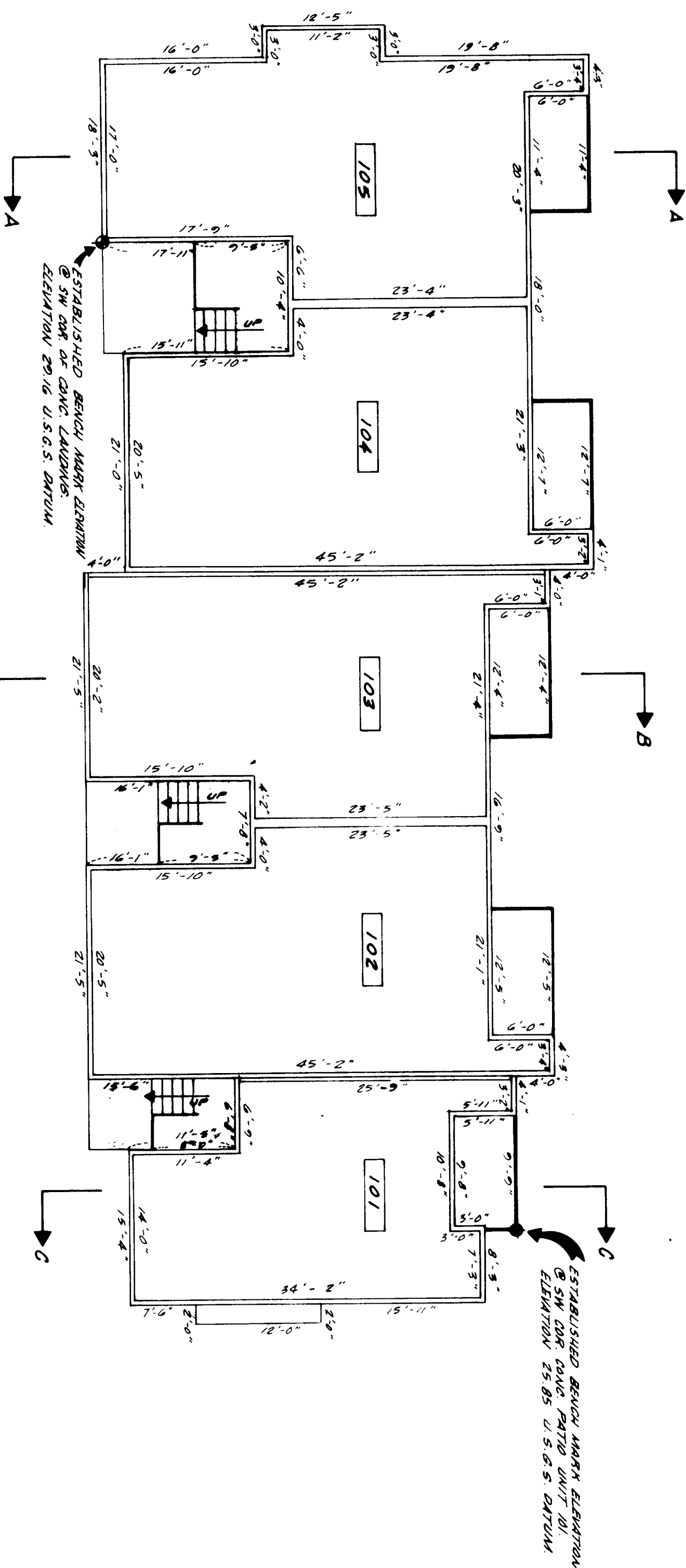
AUDITOR'S CERTIFICATE # 354109

FILED AT THE REQUEST OF Island County Title Co. ON JUNE 13 19 79, AT 57 MINUTES PAST 3 AND RECORDED IN VOLUME 402 PAGES 402 RECORDS OF ISLAND COUNTY, WASHINGTON. E. Anne Kemp, Auditor by Patricia A. Bodin

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"SOUTH TOWN CONDOMINIUMS"  
SEC. 2, TWP. 32 N., R. 1 E., W. 4.  
ISLAND COUNTY, WASHINGTON



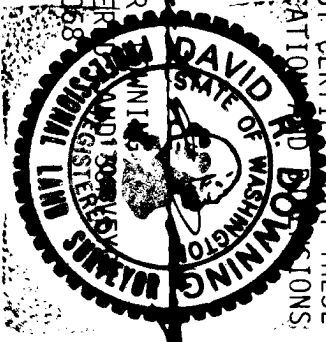
NOTE:  
SHADED AREA REPRESENTS COMMON AREA.

BASEMENT FLOOR PLAN

APARTMENT NUMBER	FLOOR ELEVATION	CEILING ELEVATION	APPROX. SQ. FT.	PERCENT OF UNIT INTEREST
101	26.0	33.8	668	5.2%
102	26.0	33.8	788	6.8%
103	26.0	33.8	783	6.8%
104	26.0	33.8	788	6.8%
105	26.0	33.8	714	6.8%

I HEREBY CERTIFY THAT THESE PLANS ACCURATELY DEPICT THE LOCATION AND DIMENSIONS OF THE APARTMENTS AS BUILT.

DAVID R. DOWNING  
REGISTERED LAND SURVEYOR  
NO. 17068



STATE OF WASHINGTON )  
COUNTY OF WHATCOM ) SS

DAVID R. DOWNING, BEING FIRST DULY SWORN,  
ON OATH, DEPOSES AND SAYS: THAT HE IS REGISTERED  
LAND SURVEYOR ABOVE NAMED: THAT I HAVE READ SAID  
CERTIFICATION, KNOW THE CONTENTS THEREOF, AND BE-  
LIEVE THE SAME TO BE TRUE.

*David R. Downing*  
NOTARY PUBLIC IN AND FOR THE STATE OF  
WASHINGTON, RESIDING AT *Bellevue, WA*

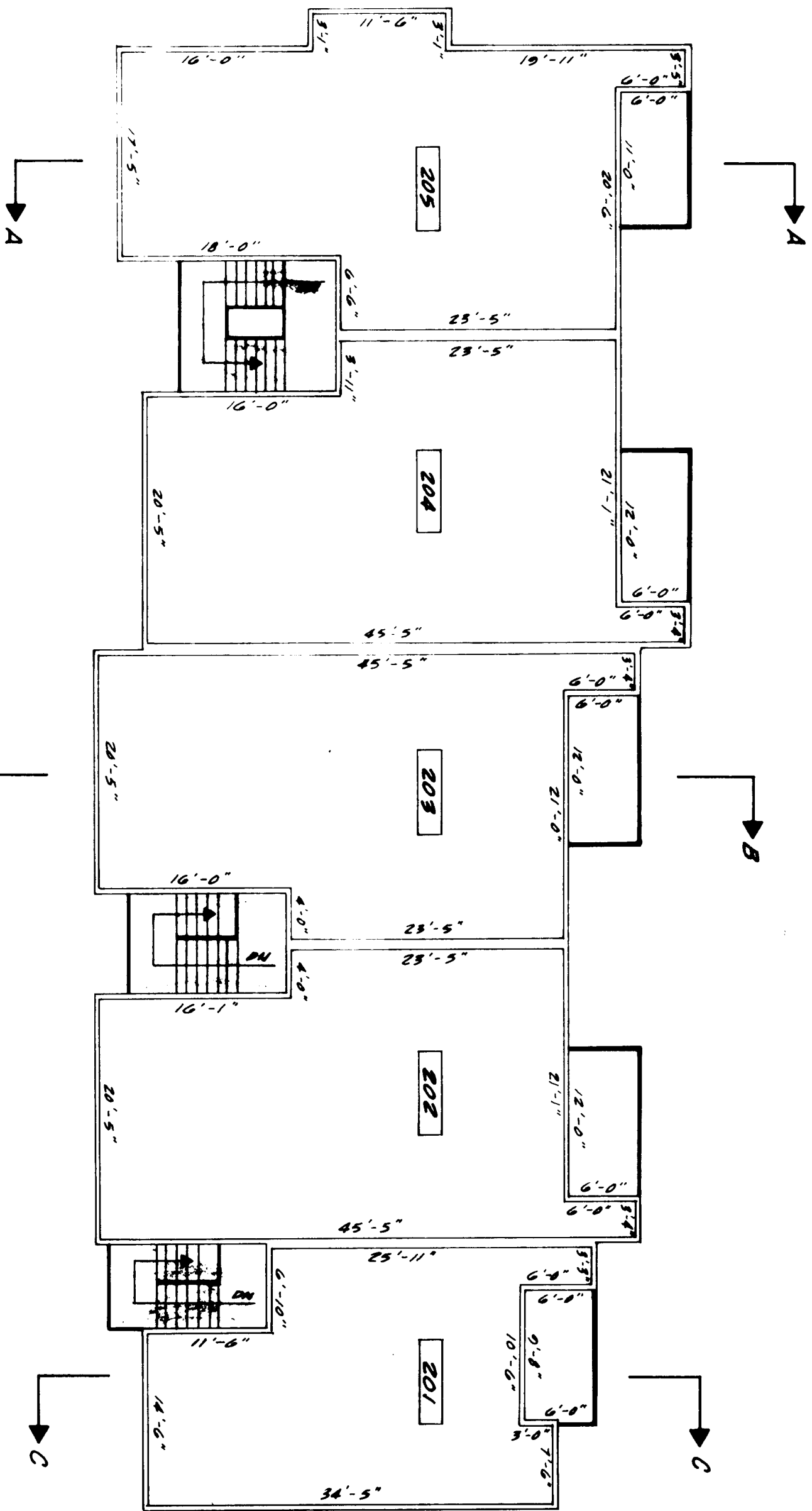
SCALE:  
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DOWNING-STEIN & ASSOCIATES  
LAND SURVEYORS  
805 DuPont Street  
BELLEVUE, WA 98005  
678-9860

SHEET 3

3999276-04

**"SOUTHTOWN CONDOMINIUMS"**  
**SEC. 2, TWP. 32 N., RGE. 1 E., W.M.**  
**ISLAND COUNTY, WASHINGTON**



NOTE:  
SHADED AREA REPRESENTS COMMON AREA.

FIRST FLOOR PLAN

APARTMENT NUMBER	FLOOR ELEVATION	CEILING ELEVATION	APPROX. SQ. FT.	PERCENT OF UNIT INTEREST
201	34.8	42.6	693	5.4%
202	34.8	42.6	993	7%
203	34.8	42.6	999	7%
204	34.8	42.6	990	7%
205	34.8	42.6	996	2.1%

I HEREBY CERTIFY THAT THESE PLANS ACCURATELY DEPICT THE LOCATION AND DIMENSIONS OF THE APARTMENTS AS BUILT.

**DAVID R. DOWNING**  
REGISTERED LAND SURVEYOR  
NO. 17000  
WASHINGTON

STATE OF WASHINGTON )  
COUNTY OF WHATCOM ) SS

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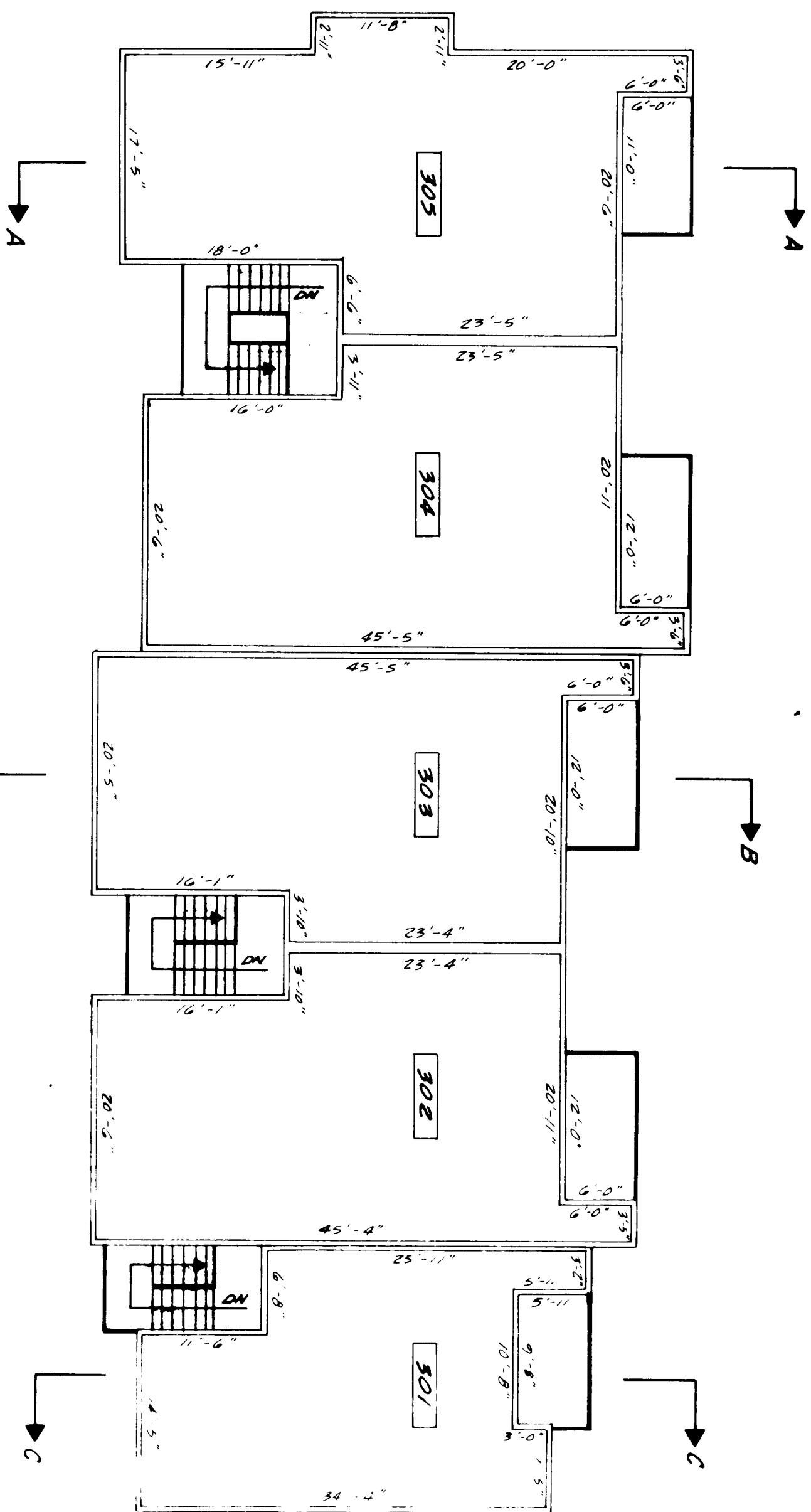
**David R. Downing**  
NOTARY PUBLIC IN AND FOR THE STATE OF  
WASHINGTON, RESIDING AT **Bellingham**.

SCALE:  
0 2 4 6 8 10

SHEET 4

DOWNING, STEELE & ASSOCIATES  
LAND SURVEYORS  
806 Dupont Street  
Bellingham, WA 98275  
676-6960

"SOUTHTOWN CONDOMINIUMS"  
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ISLAND COUNTY, WASHINGTON



SECOND FLOOR PLAN

APARTMENT NUMBER	FLOOR ELEVATION	CEILING ELEVATION		APPROX. SQ. FT.	PERCENT OF UNIT INTEREST
301	436	514	543	687	5.4%
302	436	514	543	990	7.2%
303	436	514	543	989	7.2%
304	436	514	543	993	7.2%
305	436	514	543	997	7.1%

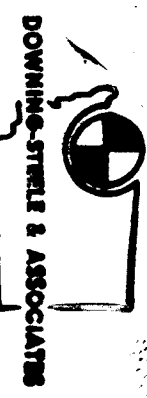
I HEREBY CERTIFY THAT THESE PLANS ACCURATELY DEPICT THE LOCATIONS OF THE APARTMENTS AS BUILT.



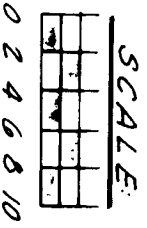
STATE OF WASHINGTON )  
COUNTY OF WHATCOM ) SS

DAVID R. DOWNING, BEING FIRST DULY SWORN,  
ON OATH, DEPOSES AND SAYS: THAT HE IS REGISTERED  
LAND SURVEYOR ABOVE NAMED; THAT I HAVE READ SAID  
CERTIFICATION, KNOW THE CONTENTS THEREOF, AND BE-  
LIEVE THE SAME TO BE TRUE.

*Debbie J. Shon*  
NOTARY PUBLIC IN AND FOR THE STATE OF  
WASHINGTON, RESIDING AT *Bellingham*.

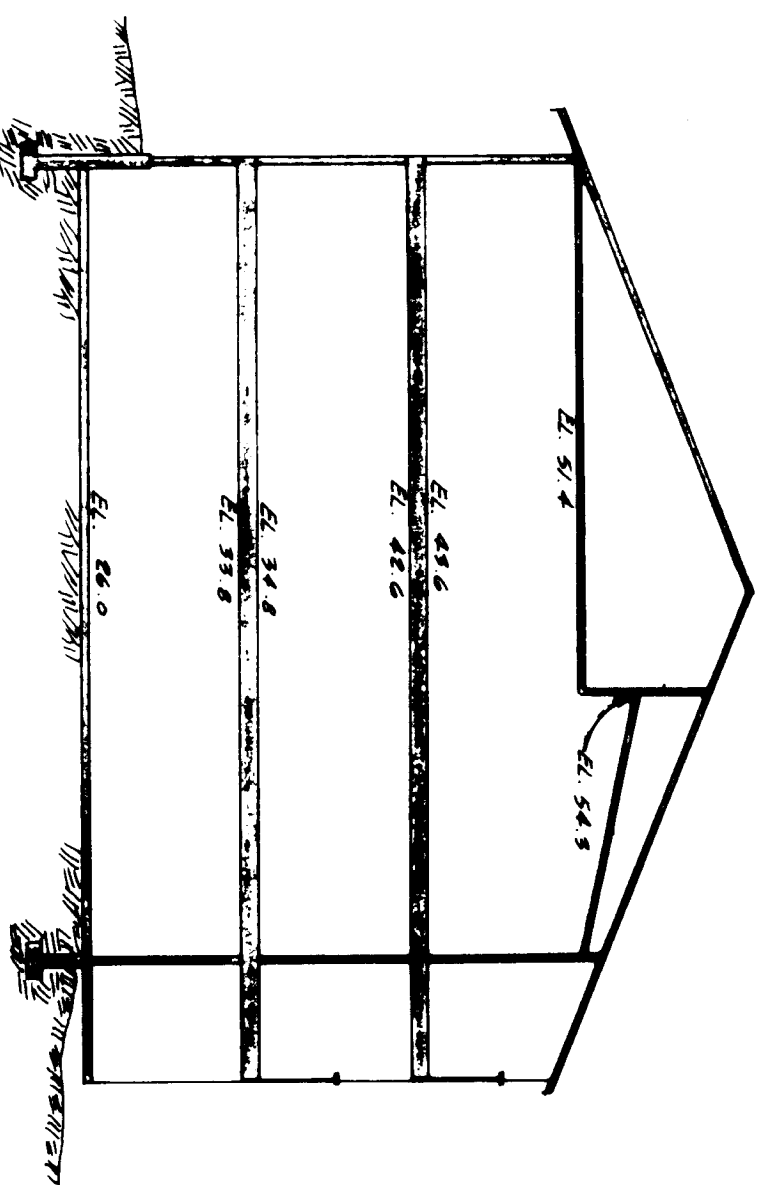


LAND SURVEYORS 678-6880  
805 DuPont Street  
BELLINGHAM, WA 98225

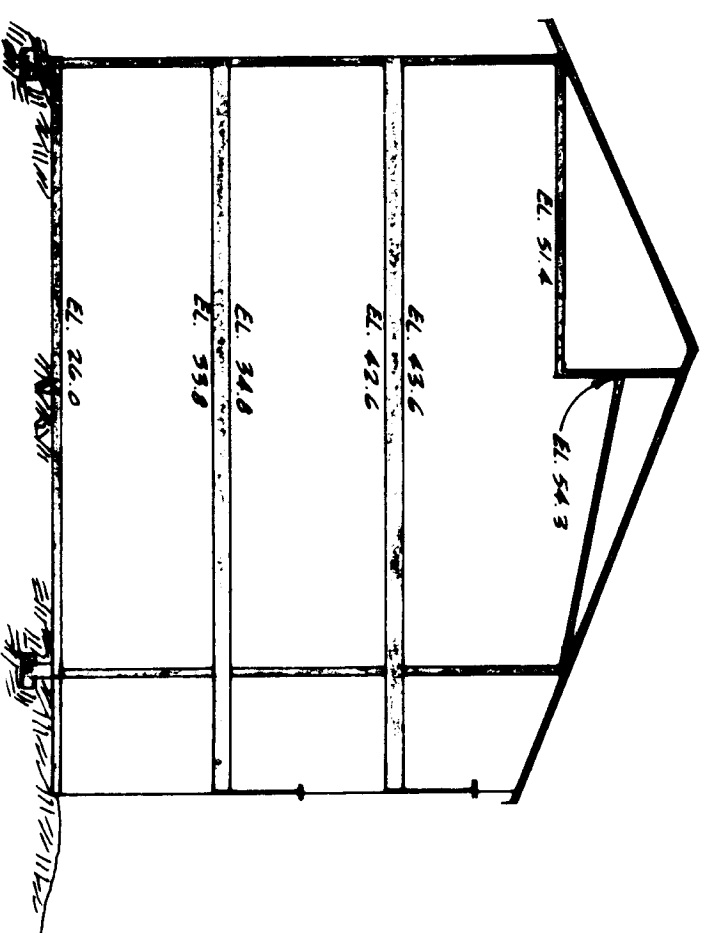


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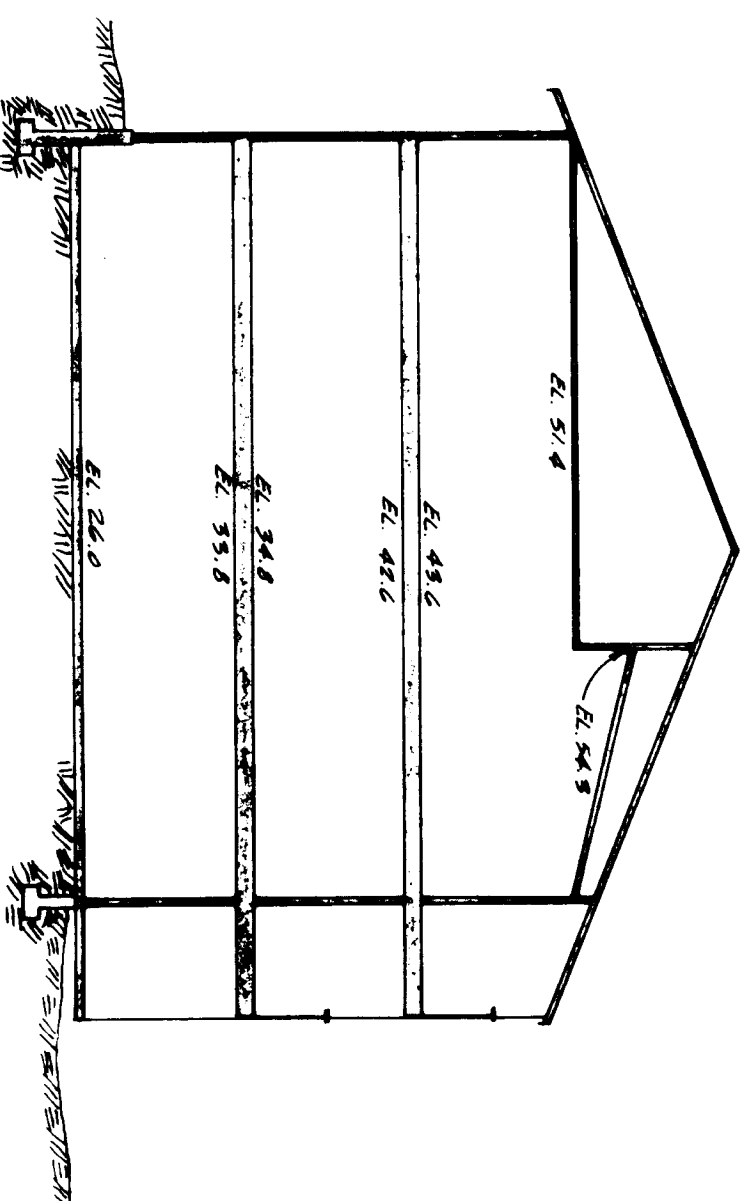
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SEC. 2, TWP. 32 N., RGE. 1 E., M. 4  
ISLAND COUNTY, WASHINGTON



SECTION THRU A - A

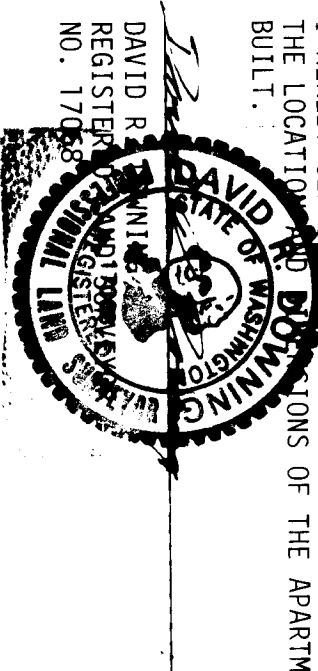


SECTION THRU C - C



SECTION THRU B - B

I HEREBY CERTIFY THAT THESE PLANS ACCURATELY DEPICT  
THE LOCATION AND DIMENSIONS OF THE APARTMENTS AS  
BUILT.



STATE OF WASHINGTON )  
COUNTY OF WHATCOM ) SS

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ON OATH, DEPOSES AND SAYS: THAT HE IS REGISTERED  
LAND SURVEYOR ABOVE NAMED: THAT I HAVE READ SAID  
CERTIFICATION, KNOW THE CONTENTS THEREOF, AND BE-  
LIEVE THE SAME TO BE TRUE.

*Debbie L. Shon*  
NOTARY PUBLIC IN AND FOR THE STATE OF  
WASHINGTON, RESIDING AT *Bellingham*

SCALE:  
0 2 4 6 8 10

SHEET 6

DOWNING, STELLS & ASSOCIATES  
LAND SURVEYORS  
808 Duane Street  
Bellingham, WA 98225  
678-6880

05079